

## **MINUTES**

### **PLANNING BOARD**

#### **TOWNSHIP OF BERKELEY HEIGHTS, NEW JERSEY**

Regular Meeting

November 4, 2015

The Regular Meeting of the Planning Board was called to order at 7:45 PM by Michael Einbinder in the Public Meeting Room.

Mr. Einbinder confirmed that the meeting was being held in conformance with all regulations of the SUNSHINE LAW and proper notice had been given to the Courier News; also, the Agenda had been posted in Town Hall, Board Office, and supplied to the Township Clerk at least forty-eight hours prior to the meeting. The Agenda items will not necessarily be heard in the order listed and the meeting will not continue significantly past 10:30 PM.

#### **Roll Call:**

Members present were Mr. Einbinder, Mr. Johnson, Mr. Woodruff, Mr. Beal, Mr. Pirone and Mr. Cunningham. Mr. Willard, Board Attorney, and David Atkinson representing the Board Engineer, were also present.

#### **Adoption of Minutes:**

October 21, 2015 Regular Meeting

A motion was made by Mr. Einbinder, seconded by Mr. Woodruff, to adopt the Minutes of the Regular Meeting of October 21, 2015 as presented. The voice vote was unanimous.

#### **Application for Review:**

#### **CARRIED FROM OCTOBER 21, 2015, WITH NO FURTHER NOTICE REQUIRED:**

**App.#M-1-15: Jonell Associates Development, 20 Old Farm Rd., Block 2801, Lot 64**  
Requesting approval to demolish an existing home and detached garage, then subdivide the existing lot 64 into two new lots, proposed lots 64.01 and 64.02, and build two new homes. Relief is needed from Section 6.1.1B "Schedule of General Regulations" because proposed lot 64.01 would have a lot area less than the required 22,000 sq. ft. minimum for a corner lot and an insufficient front yard setback along Kingman Road; proposed new lot 64.02 would have a lot area less than the required 20,000 sq. ft. minimum, an average lot depth less than the 150 ft. required and an insufficient rear yard setback. (R-20 Zone)

Paul Weeks, attorney for the applicant, stated that a problem has arisen with respect to the existing easement through the property for access to Old Farm Road by the adjoining neighbor.

Discussion took place regarding the possible withdrawal or postponement of the application. The applicant requested that the hearing be adjourned to the December 9, 2016 meeting of the Board.

The hearing of Application #M-1-15, Jonell Associates Development, was carried to the December 9, 2016 meeting with no further notice required.

**Adjournment:**

A motion was made by Mr. Einbinder, seconded by Mr. Johnson, to adjourn the meeting. The voice vote was unanimous and the meeting adjourned at 8:05 p.m.

Regina Giardina, Secretary Pro-Tem